

PLANNING COMMISSION MINUTES

May 4, 2015

CALL TO ORDER Steve Ryder called the meeting to order 7:00 PM.

ROLL CALL: Members present – Mark Felton, Mike Skop, Steve Ryder and Marie Kelenske

Absent: Laurie Hodack

Also Present: Township Supervisor Sue Hobbs, Master Plan Committee members Bill Aten, JoAnn Gibes and Mary Campbell, Dave Drews

APPROVAL OF MINUTES:

Motion by Steve Ryder seconded by Mike Skop to approve the minutes of March 2, 2015.

All Ayes, Motion Carried.

NEW BUSINESS:

Sue Hobbs said that we have to add to the Zoning Ordinance that we now allow Recreational vehicles on vacant lots. We now need to delete Junkyard, salvage yards because of a new ordinance. These changes would be under Section 8.3 RR-1 Rural Residential District, under section I Special Land Uses.

Dave Drews presented to the Board a new plan for Storage buildings on Deer Lake Rd. Property 002-009-016-15 is zoned RR-1 in Section 9 and the applicants property in Section 8 is zoned C-1. This has to be changed to C-1 so a rezone will have to be completed before building can begin. The plans call for several storage units with smaller units 10X20 that would be heated for storage of electronics and items that need to be protected from the changing of temperature. Also, there would be an area for washing boats to prepare for storage, a shower area and restrooms to be available for those who own a unit. Mike Skop suggested that an area for washing boats has to have an oil separator so it doesn't seep into ground water and create a problem. Also, landscaping is a critical part of this plan to make it more appealing to the eye. Roads would be paved to access the area and to access the land in the rear of the buildings. The interior section is not owned by the company at the present time. Need to berm up an area around the old railroad grade because this will be used for the Bike trail that is being planned to access Boyne Mountain.

They also need to contact the Charlevoix Road Commission for a ditch line and road grade for the entrance into the facility. Need down lighting if lights are to be installed. Also, need to

access from south to north for the restroom facility. Need to pull back the units by the Rail Road grade to 50 ft.

Mr. Drews asked if we could hold a special meeting to approve the rezone because they want to begin as soon as possible. Need to send out letters to taxpayers 300 feet for rezone and a special hearing will take place in June.

COMMUNICATION: None

OLD BUSINESS: None

MASTER PLAN:

Mary Campbell handed out the draft copy of the Master Plan. The committee reported some corrections to be done also to add a few other things like Wind Farms, cellular energy parks, and cell towers and also small scale specialty farms. Also need to add Char-Em Immediate School.

Need to be taken to the Village for their comments and their approval.

Next step is once it is approved by the Planning Commission it needs to be reviewed by the Township Board and Village Board. Then have it sent to the county and other neighboring townships for their impute and recommendation. A public hearing would have to be held 63 days after the approval.

Next meeting: Next meeting scheduled for June 1st at 7:00 p.m.

Motion by Mike Skop seconded by Mark Felton to adjourn. Motion carried.

Meeting adjourned at 9:00 pm

Submitted by Marie Kelenske

Planning Board Secretary